

La Mer Condominium Association, Inc.

3255 S. Atlantic Ave. Daytona Beach Shores, FL. 32118

July 15, 2015

Dear Owner:

We are a few weeks into the "summer season" at LaMer and multiple issues have arisen regarding the behavior of owners, tenants and guests.

All residents and guests are entitled to occupy and enjoy our residential property without being subjected to safety, security, or health concerns or nuisances and the condominium documents and the adopted rules spell out some of the specifics of these expectations.

Some of the Issues that have occurred on multiple occasions by multiple offenders in recent weeks include:

- Swimmers entering the building without drying off themselves and/or their beach gear. This leaves the floors of the hallway, lobby and elevators wet, creating a slip and fall hazard.
- Use of glass containers (glasses and bottles) on the pool deck. The possibility of broken glass presents a special hazard to barefoot users of the area, including children.
- Propping building doors open or disabling the locking mechanisms; failing to secure the pool gate going down to the beach
- Jumping fences instead of using the key to properly enter or exit through the gate.
- Excessive noise from the units and balconies after 11:00 pm
- Failure to wear shoes and shirt or cover-up in the common areas,
- Washing balconies outside designated times, wetting pedestrians and balcony occupants below
- Failure to promptly return shopping carts and luggage carts to their designated spaces after use.

If you rent your unit or allow guests to use your unit or LaMer facilities please make sure they understand that they have the responsibility to treat the property and other occupants with respect and consideration.

Please provide your renters or guests with a copy of the rules. A copy of the rules is attached and can also be found on the LaMer website at www.LaMerCondos.com. It is your responsibility and not that of the office to provide copies of the rules to renters or guests.

It is also not the responsibility of the staff, Board members or other residents to "warn" violators. The owner is responsible for the behavior of his/her guests, renters and their guests and is responsible for any fines that may be levied due to behavior that violates the rules.

The rules are binding on each and every person on the property and it is the responsibility of each unit owner to ensure that he/she and anyone renting or visiting his/her unit is aware of and in compliance with the rules.

The Board does not seek to levy fines, but appropriate conduct that complies with the rules is expected.

Please do your part in making LaMer a safe and enjoyable place to live for all.

Thank you

LaMer Board of Directors

Rich Watkins, President

Dana Sturgeon, Vice-president

Don Large, Secretary

Steve Field, Treasurer

Pam Kolesar, Director-at-Large